



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

PM070145-(2)

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Tentative Parcel Map No. 070145

Environmental Assessment No. 200800041

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Michael Zatulovsky

**MAP/EXHIBIT  
DATE:**

8-6-14

**SCM REPORT  
DATE:**

9-4-14

**SCM DATE:**

9-18-14

**PROJECT OVERVIEW**

To subdivide one existing parcel into three single-family parcels on 0.40 net acres. There are three existing residences on the property to remain, and one attached garage to be demolished and two new 2-car garages are to be constructed.

**MAP STAGE**

Tentative: ☒

Revised: ☐

Amendment: ☐

Amended : ☐  
Exhibit %A+

Modification to : ☐  
Recorded Map

Other: ☐

**MAP STATUS**

Initial: ☐

1<sup>st</sup> Revision: ☐

2<sup>nd</sup> Revision: ☒

Additional Revisions (requires a fee): ☐

**LOCATION**

2332 E. 119<sup>th</sup> St., Willowbrook

**ACCESS**

E. 119<sup>th</sup> St.

**ASSESSORS PARCEL NUMBER(S)**

6150-022-006

**SITE AREA**

0.52 gross (0.40 net) acres

**GENERAL PLAN / LOCAL PLAN**

Countywide General Plan

**ZONED DISTRICT**

Willowbrook-Enterprise

**SUP DISTRICT**

2nd

**LAND USE DESIGNATION**

Category 2 (Low-Medium Density Residential, 6-12 DU/  
gross ac)

**ZONE**

R-1 (Single-Family Residence)

**PROPOSED UNITS  
(DU/AC)**

3 (5.8 DU/ac)

**MAX DENSITY/UNITS  
(DU/AC)**

6 (11.5 DU/ac)

**COMMUNITY STANDARDS DISTRICT**

None

**ENVIRONMENTAL DETERMINATION (CEQA)**

As of 2008, an Initial Study was being prepared; no determination has been made due to case inactivity. A new Initial Study will be required. Due to the street frontage and lot waiver requests, the project will not qualify for a Categorical Exemption.

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Jodie Sackett (213) 974-6433 <a href="mailto:jsackett@planning.lacounty.gov">jsackett@planning.lacounty.gov</a>
Public Works	See dept.	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	See dept.	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	See dept.	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	See dept.	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

**SUBDIVISION COMMITTEE STATUS**

Tentative Map Revision Required: ☒

Exhibit Map/Exhibit A+ Revision Required: ☐

Revised Application Required: ☐

Reschedule for Subdivision Committee Meeting: ☐

Reschedule for Subdivision Committee Reports Only: ☒

Other Holds (see below): ☒

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## REGIONAL PLANNING ADDITIONAL COMMENTS

RECOMMENDATION: *Regional Planning **does not** recommend approval at this time. See comments below.*

### Tentative Map:

1. Parcels 2 and 3 each have a net lot area less than 5,000 square feet. Adjust the proposed lot lines (to acquire more area from Parcel 1) so that each lot contains at least 5,000 net square feet. Otherwise, a variance will be required for the undersized lots; or, one lot will have to be removed.
2. Indicate the proposed driveway and fire lane easements in the notes section under Easements.

### Other:

3. Submit a written justification for the two waiver requests. See the case planner for additional information.
4. The project will be required to demolish the old garage and construct the new garage prior to final map approval.

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## RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- A signed and dated cover letter describing all changes made to the map
- Folded and collated copies of Tract/Parcel Map and Exhibit/Exhibit "A" (5 copies if the total of map/exhibit sheets are two or less; 9 copies if the total of map/exhibit sheets are three or more)
- One (1) digital copy of the map/exhibit in PDF format
- Revision fee payment (for the 3<sup>rd</sup> revision and thereafter)
- Any other additional materials (such as a revised application) requested by the case planner

**NOTE:** An appointment is required for resubmittal. You must call Land Divisions at 213-974-6433 to schedule the appointment. Prior to scheduling, you are advised to contact the case planner and discuss the map revision and other materials.